

## ***THE HOMES OF BERMONT CREEK . . . A RURAL COMMUNITY***

***The homes of Bermont Creek will present the opportunity for a variety of rural residential products. Single family homes, as defined by the Charlotte County Land Development Code, include a variety of products, all available for fee simple purchase. The traditional single family home on lots ranging from ½ acre through estate-size lots will be the predominant residential product. Complimenting those products will be a variety of small lot, attached, detached, and town home opportunities.***

***Bermont Creek is a Rural Community, and, therefore, the design details for the residential structures must be established in order to truly create the rural theme. To accomplish this, the majority of the homes will have porches, both front and back, eave overhangs to help energy efficiency and create shadows and diversity, roof slopes of 10/12, or greater to create volume and replicate barn design, and building materials that are appropriate and say "country" versus materials which would normally be found on homes in urban subdivisions. Metal roofs and flat tile roofs will be the predominant roof material. Homes will be painted using earth tones, thereby blending into the overall environment of the rural area. The home products will be a combination of single-story and multi-story structures, with detached, as well as attached, garages.***

**ROAD DESIGN AND ROAD DRAINAGE  
OF BERMONT CREEK . . . A RURAL COMMUNITY**

*A key element in creating a Rural Community is the design of the road system and road drainage system. Roads create character, and, therefore, the roads of Bermont Creek are specifically designed with gradual easy curves and meander through the Rural Community, minimizing straight sections and maximizing vistas of natural systems and amenities. The western and central entrance will be designed as two lane divided entrances with spacious medians to permit the placement of native vegetation. Throughout the Rural Community, the road system will utilize a drainage system of rural cross-sections of soft shoulders versus the traditional urban suburban design of curb and gutter. The width of the roads in the Rural Community will vary, with most of the internal road system being 22 feet of pavement. Narrow roads help slow traffic and create the feel of a rural experience.*

### ***FENCES AT BERMONT CREEK . . . A RURAL COMMUNITY***

**As Robert Frost wrote, "Good fences make good neighbors." In a Rural Community, this is especially important because the design of the fence helps carry the theme of the Rural Community. Traditional ranch-style fencing using horizontal 3-plank or 4-plank design will be the predominant fence theme. Materials used for the fences will be natural or plastic material replicating natural wood.**

**Walls, hedges, chain link, and vertical metal fencing will not be permitted, as this replicates an urban theme versus a rural theme.**

## ***RESIDENTIAL SETBACKS AT BERMONT CREEK . . . A RURAL COMMUNITY***

***Not only is the design of the residential structure a key element in creating a rural theme, but also the placement of the residential structures on the lots. Therefore, the residential units on ½ acre through estates will require large setbacks which create spaciousness between the rural road system and the residential structure. Side yard and rear yard setbacks will also be designed to create space and provide "elbow room" between rural neighbors. The small lot detached residential units, attached residential units, and town homes will be designed as independent rural neighborhoods, neatly tucked away as part of the overall Rural Community. This technique will utilize open space, as the set back for the development pod versus setbacks on individual lots.***

## ***SIGNAGE AT BERMONT CREEK . . . A RURAL COMMUNITY***

***Signs say a lot. However, the materials which the signs are made from say even more. The signage in Bermont Creek will utilize natural material, with a central theme for all signs throughout the community. The entrance signs, commercial development signs, internal directional signs, and general information signs will all utilize the same color palette with a unified architectural design.***

## ***RURAL COMMERCIAL AREA AT BERMONT CREEK . . . A RURAL COMMUNITY***

***The Mixed Use Rural Community designation within the Charlotte County Land Development Code requires a commercial component of approximately 1% of the total land area of the development. Therefore, the commercial is intended to be ancillary providing limited services to the residences of the Bermont Creek Rural Community and the general rural area. It is essential that the commercial component be designed with rural character, and, therefore, the buildings will have sloped roofs, overhangs, and porches. Color palettes will be earth tone, thereby blending into the surrounding Rural Community. Signage will be limited to ground signs and low level freestanding signs, as well as incidental signage on the buildings.***



# ***Bermont Road . . . A Rural Community***

***Home styles . . . Like these . . .***



***Porches say  
“Welcome!”***



***Please . . . Fence me in!***



***Roof materials that  
say Country***



***. . . Roof design with  
overhangs and barn-  
style pitch***



## Home Styles . . . Not these



**These say**

**. . . City**

**. . . Suburbs**

**. . . Density**

**. . . the car is King**





# Bermont Road . . . A Rural Community

Road Drainage . . . Like this



. . . Let it rain



. . . Soft edges

. . . Maximum percolation





## Road Drainage . . . Not like this



**The “C” in curb means City!**



# Bermont Creek . . . A Rural Community

Fence Design . . . like this . . .

**3-plank**



**4-plank**



**Everywhere a  
plank, plank**



**“Good fences make good neighbors”**



## Fence Design . . . Not like this

. . . Institutional



. . . City



. . . Suburbs



# Bermont Creek . . . A Rural Community

## Commercial Design

**Like this . . .**

- ❖ **Roof shingles**
- ❖ **Well landscaped**
- ❖ **Native vegetation**
- ❖ **Modest signage**
- ❖ **Proper earth tones**



**Not this!**



**Plastic, Plastic, Plastic**



# Bermont Creek . . . A Rural Community

**Landscape Design . . . Like this**

**. . . Native vegetation**



**. . . Open and natural**



**Not over-  
planted**





## **Landscape Design . . . Not like this**



**Where are we? Hawaii??**

**. . . Let's play follow the leader**



**This says man made!**



# Bermont Creek . . . A Rural Community

Signs . . . Like these

. . . Natural material

. . . Earth tones



To Grandmother's  
house we go!!





## Signs . . . Not like these



**Same message, but not the  
same feel!**



**It's not what you say . . .  
but how you say it!!**



# Bermont Creek . . . A Rural Community

Home Set Backs . . . Like these



. . . Spacious . . .  
These let you stretch!!



. . . Room to play all day!





## Home Setbacks . . . Not like these

**These say . . . No room to stretch**



**. . . No room to park**



**. . . No room to play**



# Bermont Creek . . . A Rural Community

**Road Design . . . Like these**

**. . . Shady lanes**

**Slow and easy . . .**

**. . . Nature first**

**Roads second . . .**





# Road Design . . . Not like these

. . . Wide and fast



. . . An island in a sea of asphalt



❖ Curbs  
❖ 14-foot lanes

